



2024 Spring Newsletter



Annual Information Meeting:

This year Sundance Beach will hold the AIM on Saturday June 15th at the Sundance Beach Community Centre beginning at 10 am. If you wish to attend via zoom, here's the link:

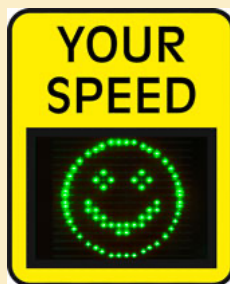
<https://us02web.zoom.us/j/89535715675>

Easement Holder's Association Annual General Meeting:

Same location (in-person or zoom) and date as the AIM, begins at 9 am. The meeting is open, but only EHA members will be able to vote.

Canada Day Festivities:

Parade and barbeque start at 11 am on July 1st. Meet up under the flag at the John Turgeon Hall. There may be fireworks on the evening of June 30 at 11pm, if there is no fire ban. We are asking for resident contributions to help purchase the fireworks. Please contact Dan Rotzien with any questions: (780) 318-2975 and have contributions in by June 21.



We Are Slowing Down

New Data from our 2023 speed signs shows most drivers (66%) follow the rules. The SV has 7 units tracking speed. There were 587,000 vehicles driving past the signs on an annual basis. Of the 34% of drivers speeding the average speed was 28 km per hour. Overall, there is good compliance with our speed limits. Lawful drivers should be proud of their efforts.

Wastewater Project – A Success for the Lake

The wastewater holding tank inspection project was successful! Thank you for your cooperation. All holding tanks are now compliant with our bylaws. To ensure the Summer Village continues to protect the lake from sewage, another inspection will be required in 2032.



Sundance Beach Award Winner!

The Summer Village has received the 2023 ASVA McIntosh Bulrush Award for the wastewater holding tank inspection project. The award recognizes efforts made to improve stewardship of Pigeon Lake. Mayor Brian Waterhouse and CAO June Boyda accepted the award on behalf of Sundance Beach. The Alberta Summer Village Association inspires and supports Summer Villages to achieve strong effective local government through advocacy, communication, and education. Mayor Waterhouse now serves as the Vice-President of the Board of Directors.



Peter Pellatt receives Lifetime Membership Award

The ASVA honoured former mayor Dr. Peter Pellatt with The Lifetime Membership Award. The award recognizes the many contributions Peter has made in public service, including his 28 years serving on Summer Village Council and 14 years on the board of the ASVA.
Congratulations Peter Pellatt!



Are You Ready?

Dry conditions have Alberta on alert for the potential of wildfires. If you want to know more about emergency preparedness for any disaster, there are excellent articles, tool kits & videos available on this Alberta government website:
www.alberta.ca/emergency-preparedness.

Recycling

The Summer Village has registered for the Extended Producer Responsibility program, which may offer free recycling services starting October 2026.

Current Recycling options available for residents:

- Residents can take their recyclables to their homes outside of the Summer Village where recycling is available.
- Alternatively, residents can purchase a pass to the Mission Beach Transfer Station, or Sunnybrook Transfer Station. The passes are twenty dollars and may be purchased at the Summer Village Office.
- Refundable bottles can be placed in the playground recycling bin arriving soon.

2024 Property Taxes

1. The portion of the property tax increase attributable to the Summer Village's operating costs is 2.83%. This percentage increase is lower than the increases applicable to other municipalities.
2. The portion of the property tax increase attributable to the education tax is 10.76%. The Summer Village does not have any control over education tax increases.
3. The combined (operating costs and education tax) property tax increase of 6.1% is predominantly attributable to the increase in the education tax.
4. The assessed values of the properties located in the Summer Village increased by 5.2% on average. The actual percentage increase in assessed values varied from property to property and affected the actual increase in the property tax attributed to each property.

Caught in the Act

Children caught in the act of good deeds may receive an ice cream cone this summer. Good deeds can be wearing helmets while cycling, picking up garbage, kindness and respect for others, or many other good deeds. Look out you never know who might be handing out ice cream "tickets".

Boating Safety

1. **Wear a life jacket!**
According to the Canadian Red Cross, wearing a life jacket could prevent up to 90% of boating-related drownings.
2. **Don't boat while impaired!**
This is the law. Even passengers on a boat may only legally consume alcohol if the boat has permanent cooking facilities, sleeping facilities and a permanent toilet and if that boat is docked or anchored.
3. **Keep flares and paddles on board in case you get stranded.**
4. **Brush up on the nautical rules of the 'road.'**
Learn how to avoid a potential collision.
5. **Try not to boat after dark.**
6. **Don't tow a water skier or tuber after dark.**
This is against the law.
7. **If you are towing a water skier or tuber during daytime:**
A boat towing a water skier or tube must have a designated passenger to watch the individual(s) being towed. This cannot be the driver.
8. **Follow posted speed limits:** Be aware the area from shore to the buoys is considered a no wake zone, to prevent collisions with swimmers, canoes or paddle boards.
9. **Keep an eye on the weather.**
It can be unsafe to boat during a storm.

ARE YOU BUILDING A NEW BUILDING/STRUCTURE?

(Here's what you need to apply...)

- 1) Site Plan:
 - Show all buildings on the lot (if you have a Real Property Report [RPR], this should show all the existing structures on your property).
 - Show the location and dimensions of the structure you want to build. Make sure you include the distance of the building from at least 2 different property lines.
 - Show any trees or shrubs you are going to remove. You should at minimum state their approximate location and whether they are coniferous or deciduous.
 - If the structure you are building does not require a foundation, show the current drainage patterns of your lot on the site plan.
- 2) Floor Plan:
 - Show the layout and dimensions of your structure, including the entrances, windows, and steps. If the building is more than one storey or has a basement, make sure you show the layout and dimensions of the other floors.
- 3) Elevation Plan:
 - Show what the structure will look like from the outside, on all sides of the building.
 - Show the height of the building from the ground to both eave line and the building peak.
(If the structure will be on the lakeshore, please show the type of foundation you will be using).

IF YOUR BUILDING OR STRUCTURE WILL INCLUDE A FOUNDATION:

Grading Plan (NOTE: A grading plan must be done by a qualified surveyor)

Show the current site grades and drainage patterns. Show the site grades and drainage patterns planned for the property post-construction. Show the "Final Finished Elevation" of the structure to be construction. (A Final Finished Elevation is the grade of the main floor of the new structure).

IF YOU ARE BUILDING A SOLAR PANEL:

- 1) Provide a site plan showing the location of the house. If the panels will be on a different structure, then the plan must show that structure too.
- *- On the site plan, you MUST show where the panels will be on the roof. Provide an outline of the panel area and the dimensions of the area.*
- 2) Provide construction specifications of the types of panels you will be using. Your contractor should be able to give you this information.
- 3) Provide a drawing showing the height and design of the panels, as to be constructed on the roof.

IF YOU ARE APPLYING FOR A DEVELOPMENT PERMIT ON EHA LANDS:

Follow the same requirements as above, except for the following:

1) Tree removal permits:

- Show the approximate location of the trees to be removed on the site plan.
- Include photos of the trees to be removed.
- Provide a written explanation as to why you want or need to remove the trees.

(Note: If you receive a permit to remove a tree on EHA land, you will usually be required to leave the stumps and roots in the ground to help stabilize the lakeshore. You will also be required to plant an equivalent number of new trees).

2) Retaining wall permits:

- Show the location of the retaining wall, including the setbacks from the road and two other sides.
- Show the width of the wall, materials to be used, and the type of foundation you will use.

3) Drainage permits:

- If you are moving, removing, or adding dirt, provide a drainage plan showing the current drainage pattern on your part of the easement, and the future drainage pattern.
- Include information regarding the amount of new material you will be placing on your part of the easement.

Process for reviewing a Development Permit application in the EHA Area:

- Application is received, and the Development Officer does a first review of the application.
- After all required information is received and reviewed, the Development Officer sends the application to the EHA Board with an explanation of the application. The explanation will include a recommendation for approval or refusal. The explanation may also request guidance from the Board about whether the Summer Village should ask for more information, or revisions.

WHAT ARE THE SETBACK, HEIGHT, AND SITE COVERAGE REQUIREMENTS FOR A BUILDING/STRUCTURE?

(PLEASE NOTE: There are two different residential zones on Sundance Beach called "R1A" and "R1B". You may also be in the EHA (Easement Holders' Association) area. Please confirm which zones you are in before you start designing your structure or building)

R1A Zone:

Height: 8.5m

Setbacks:

Side Property Lines: 10% of your lot width or ½ the height of your building, whichever is greater, on both sides of the lot. If you have a corner lot, you must be at least 5m from your "flanking" side yard (please check with the Development Officer to confirm which side yard is your "flanking" side yard).

Other Setbacks:

Front (lakeside) and Rear: 10m each

From other buildings: 3m

If you are building a garage or other accessory building:

Front (lakeside) and Rear Setbacks: 1m each

However, if you are building a garage and your car doors will face the road, you must provide a 3m setback instead of a 1m setback.

Side Setback: 1.5m if the building is less than 1 storey. If it is taller than 1 storey, you will need to follow the general side setback rules.

You cannot build a garage or accessory building in your front yard (the yard closest to the lake)

Site Coverage: 30% of your lot size. If you are building a house, your first floor must have a floor area of at least 600 sq.ft.. You must provide two parking spaces on your lot.

R1B Zone:

Same rules as the R1A Zone, EXCEPT: You must provide 3 parking spaces on your property.

EHA Area:

All buildings must be at least 3m from the edge of the road and all buildings cannot have more than 0.6 (~2 ft.) of their height visible from the top (crown) of the road.

WHAT BUILDINGS/STRUCTURES DO NOT REQUIRE A DEVELOPMENT PERMIT?

IF YOU LIVE ON SUNDANCE BEACH (AND YOU ARE NOT BUILDING ON THE LAKESHORE)

Day-to-day maintenance or repairs to a building or structure that does not involve structural changes or changes to your exterior materials.

Example: Repairs to floorboards on a deck do not require a Development Permit. Changing your siding from wood to vinyl will require a Development Permit). Any steps or patios that are less than 0.3m (1 ft.) height.

Notice of Public Hearing:

During the Regular Council Meeting on Thursday, September 12, 2024, at 6:00 p.m. on zoom:

<https://us02web.zoom.us/j/89535715675>

A public hearing will be held for

a) the Intermunicipal Development Plan with Leduc County and the Summer Villages of Itaska Beach and Golden Days

And

b) the Intermunicipal Collaboration Framework with Leduc County

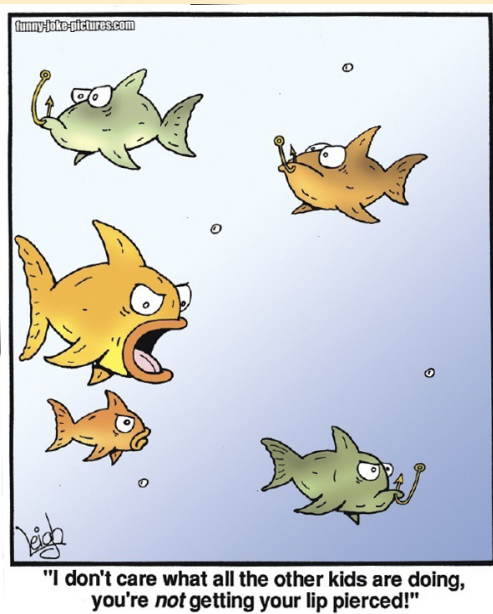


Pesticide and Fertilizer Ban

Residents are reminded of Bylaw #2016-03 which bans the use of pesticides and fertilizers within the Summer Village. The purpose of the bylaw is to protect Pigeon Lake from chemicals which contribute to the growth of blue-green algae.

Unightly Premises

Bylaw #2020-08 addresses general upkeep of property including lawn maintenance. There are provisions regarding shrubs, trees or structures which must be maintained to protect public safety, and deter harmful rodents, vermin, insects. To see all of the bylaws please check out our website: www.sundancebeach.ca



Living in Cougar Country

Evidence of cougar activity has been noted in the Pigeon Lake area. Alberta Fish and Wildlife has been notified. While sightings are rare, the Pigeon Lake area has a stable population of cougars. The Alberta government has essential information about living in cougar country. Check this website: alberta.ca/cougars



Clean Run Off Garden

The Clean Runoff Garden in front of the playground is growing in nicely! This site will help to reduce pollutants and nutrients entering the lake from runoff. This was a great community project working with Council, a volunteer committee and sponsored in part by the Pigeon Lake Watershed Association.

Protective Services

The RCMP provide policing service for the Summer Village through the Thorsby detachment. We have an enhanced agreement with the RCMP to ensure dedicated hours, above their regular service, directly to the Summer Village. If you see anyone committing a crime, please be sure to immediately call the RCMP.

For major emergencies, please dial 9-1-1.

Complaint: (780) 789-3950

Admin: (780) 789-3951

For assistance with **municipal by-law concerns** such as noise, animal control, parking and unauthorized developments, please contact our Bylaw Enforcement Officer Doris McAllister at (780) 719-6447. For concerns regarding speeding or criminal matters, please contact the RCMP.